



LAND AT TERWICK LANE

Trotton , West Sussex GU31 5JX



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6.00 acres of Pasture Land off Terwick Lane

The Whole - Guide price £160,000

Lot 1 - 3.00 acres - Guide price £80,000,

Lot 2 - 3.00 acres - Guide price £80,000

Trotton 0.8 miles | Midhurst 3.7 miles

Petersfield 7.2 miles | Chichester 15.7 miles

(Distances are approximate)

SUMMARY

An exceptional opportunity to acquire a charming parcel of pasture land nestled within the scenic South Downs National Park, extending to approximately 6.00 acres (2.43 hectares). Positioned southwest to the village of Trotton, this land offers versatility with the opportunity to be bought as a whole or in two equal lots.

Presently used for equestrian grazing, the land could be used for various alternative agricultural and equine uses, subject to planning permission.



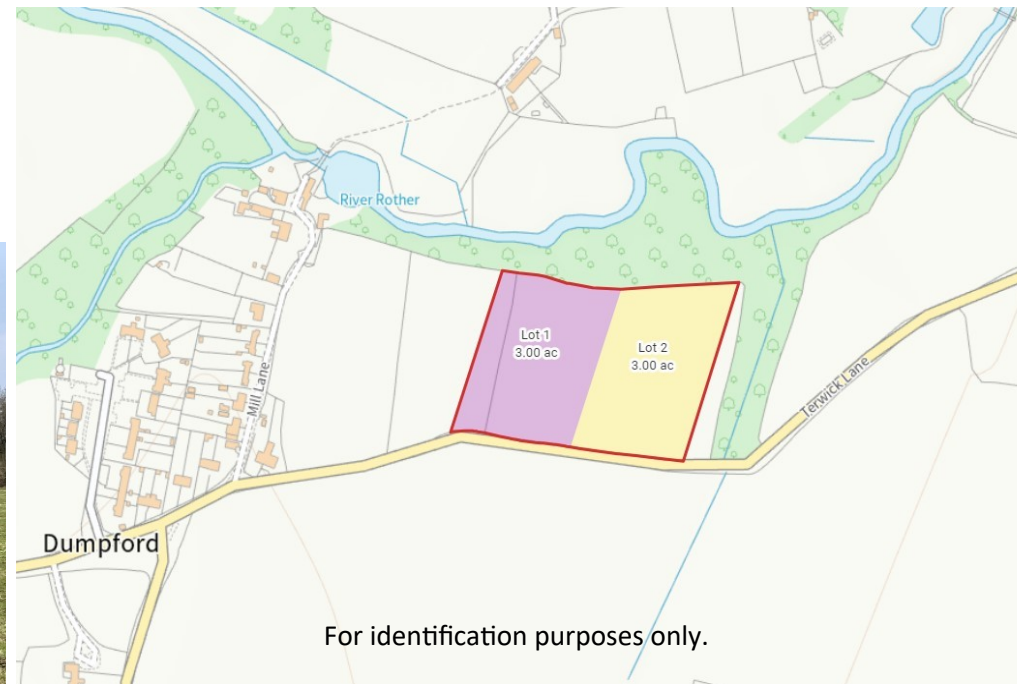
SITUATION

The land, located on the northern side of Terwick Lane has panoramic views of the countryside and onto the South Downs. Locally the landscape is made up of agricultural fields, woodlands and rural homesteads. The River Rother passes close by. The Land is located southwest of the hamlet of Trotton and less than 4 miles to the west of Midhurst and 10 miles to the east of the of Petersfield.

Each lot benefits from its own access direct onto Terwick Lane. The land is free draining, suitable for horse grazing and within easy reach of Stedham and Iping commons with year round heathland hacking and easy access to the South Downs.

The land is located close to the Cowdray Park Polo Club in Midhurst. The market town of Petersfield offers wider facilities including pubs, restaurants and shops.

The transport links are excellent with the A272 and A3 close by. The Land is situated within the South Downs National Park.



GENERAL REMARKS AND STIPULATIONS

Planning

There is no recent planning history affecting the property.

Rights of Way

There are no public rights of way crossing the land.

Boundaries

Purchaser(s) will be responsible for boundaries as shown by an inward facing "T-marks" on the sale plan.

Services

Water is available.

Tenure and Possession

The Land at Tewick Lane, Trotton is held freehold with vacant possession under part of Land Registry Title Number WSX290432.

Rights and Easements

The property is sold with the benefit of and subject to all Rights of Way and other easements and rights of a similar nature which exist, whether mentioned in these particulars or not.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the selling agents and the Purchaser(s) shall be deemed



to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Restrictions and Covenants

There a number of restrictive covenants affecting the property (further details are available from the selling agents) including the erection of buildings, save for the fact that consent has been granted for a double loose box / stable / field shelter in each respective lot.

The land is to be used for agricultural purposes or the grazing of horses only and may not be re-sold in anything less than 3 acre parcels.

Local Authority

Chichester District Council (www.chichester.gov.uk) t 01243 785166

South Downs National Park (www.southdowns.gov.uk) t 01730 814810

Directions (Post Code GU31 5JX)

From Petersfield, take the A272 towards Midhurst for approximately 6.8 miles, passing the villages of Rogate and Trotton. Turn right shortly after the traffic lights at the bridge over the River Rother and follow Terwick lane for approximately 0.4 miles. The land will be on the right hand side marked by a BCM board.

Viewings

By appointment with the selling agents only.

Seller's Agent

Herbie Frankcom

t 01962 765 079 e hfrankcom@bcm.co.uk

 [///colleague.call.downs](https://colleague.call.downs)

IMPORTANT NOTICE

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- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements of representations of facts
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM tested them.

Particulars prepared March 2024 and photographs taken February 2024.



Lot 2

WINCHESTER

T 01962 763 900
E info@bcm.co.uk

ISLE OF WIGHT

T 01983 828 805
E iow@bcm.co.uk

OXFORD

T 01865 817 105
E oxford@bcm.co.uk

PETERSFIELD

T 01 730 262 600
E info@wilsonhill.co.uk

